

STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OR LEASE OF STATE LAND
LOCATED IN BALDWIN COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale or long-term lease of state property will be received by the State Lands Director until June 6, 2007, at 2:00 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

The property, known as the BREWER BAYSIDE DEVELOPMENT CENTER, made the subject of this notice is described as follows:

A 15.5 acre parcel located in Baldwin County, Township 5 South, Range 2 East, Section 7 being more particularly described as follows:

Commencing at the Northeast corner of Louis D'Olive Grant Section 7, T5S, R2E, Baldwin County, Alabama, run S 05° 48' 00" W along the East line of said Louis D'Olive Grant Section 7, a distance of 796.90 feet to a concrete monument at the Northeast corner of Lot 1, D'Olive Estate Division, Louis D'Olive Grant Section 7, T5S, R2E; said point being on the South boundary of Lake Forest, Unit 15, as recorded in Map Book 7, Page 114 of the Probate Court Records, Baldwin County, Alabama; thence along the North line of said Lot 1, D'Olive Estate Division, Louis D'Olive Grant Section 7, T5S, R2E and along said South boundary of Lake Forest, Unit 15 run N 86° 40' 24" W 306.68 feet to the point of beginning of the property herein described; thence run South 418.79 feet to a point on the South line of said Lot 1, herein described; thence run South 418.79 feet to a point on the South line of said Lot 1, D'Olive Estate Division, Louis Olive Grant Section 7, T5S, R2E, said South line also being the North line of Lot 2, D'Olive Estate Division, Louis D'Olive Grant Section 7, and part of Section 5, T5S, R2E; thence along said North line of Lot 2, D'Olive Estate Division, Louis D'Olive Grant Section 7 and part of Section 5, T5S, R2E, run S 89° 24' 02" E 485.62 feet to a point that is 2162.10 feet from a point on the East line of Section 5, T5S, R2E, where it is intersected by said North line of Lot 2, D'Olive Estate Division, Louis D'Olive Grant Section 7 and part of Section 5, T5S, R2E; thence run S 00° 15' 42" W 183.49 feet to a point; thence run N 89° 24' 02" W 1187.00 feet to a point; thence run N 00° 15' 42" E 183.49 feet to a point on the aforementioned North line of Lot 2 and South line of Lot 1, D'Olive Estate Division; thence along said North line of Lot 2 and South line of Lot 1 run N 89° 24' 02" W 499.69 feet to a point on the East right of way line of Pinehill Lane; thence along said East right of way line of Pinehill Lane run N 18° 54' 52" W 53.04 feet to a point; thence run S 89° 24' 12" E 188.34 feet to a point; thence run N 05° 17' 08" E 467.61 feet to a point on the aforementioned North line of Lot 1, D'Olive Estate Division, Louis D'Olive Grant Section 7, T5S, R2E, said North line being the South boundary of said Lake Forest, Unit 15; thence along said North line of Lot 1 and South boundary of Lake Forest, Unit 15, run S 86° 40' 24" E 993.32 feet to the point of beginning, containing 15.5 acres, more or less, together with all improvements thereon. The subject property is designated as Tax I.D. parcels: 43-03-71-0-006-001.000; 43-03-05-0-008-004.001; 43-03-71-0-006-014.001.

Either sale or long-term lease of the subject property will be at the discretion of the owner. If sold, any conveyance will be made subject to reservation of all oil, gas, and minerals; to those certain Restrictive Covenants specified in the Statutory Warranty Deed recorded in Real Property Book 462, Pages 1473-75, of the office of the Judge of Probate of Baldwin County, Alabama; and to all other restrictions of record.

If leased the property will be subject to the following lease provisions:

- The initial term will be for a five (5) year period.
- During the term of the lease, the annual rental payments will increase each year by three percent (3%) if the previous year's rental rate.
- The lease will include two (2) five (5) year-term conditional options to renew at negotiated increased rental rates. The Department of Mental Health and Mental Retardation reserves the right to evaluate the need to terminate the lease prior to the exercise of any option.
- Notwithstanding any other provision in the lease, the Commissioner of the Department of Mental Health and Mental Retardation reserves the right to cancel the lease with one (1) year's notice should the Commissioner determine, in the Commissioner's sole discretion, that the leased premises are needed by the department for use in fulfilling the department's mission.

The MINIMUM BID for purchase of the subject property is set at \$3,862,000.00.

The MINIMUM FAIR MARKET FIRST ANNUAL RENTAL BID for the subject property is set at \$421,850.00.

The State is offering this property for sale or lease, at its discretion. Any bidder may offer a bid for, either or both, purchase or long-term lease of the subject property.

If a purchase bid is offered, each bid submitted must be accompanied by a certified or cashier's check in the amount of \$380,000.00 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. If a lease, each bid must indicate the first annual lease rental the bidder is willing to pay. Each bid for lease must be accompanied by a certified or cashier's check in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) to serve as a deposit. Any bid submitted without an appropriate check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposit will be applied to the purchase price or lease rental of the successful bid, as appropriate.

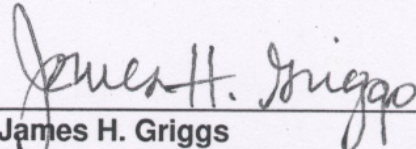
All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR BREWER BAYSIDE DEVELOPMENT CENTER, BALDWIN COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JUNE 6, 2007, AT 2:00 p.m." and mailed to: State Lands Division, Room 464, Folsom administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale or lease is being conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher sales price for the purchase of the property or lease rental in the event of a lease, with the highest bidder. No sale or lease may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected at any time before June 6, 2007, at 2:00 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale or lease may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.



James H. Griggs
State Lands Director

4/19/07
Date